

# City of Wildomar

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044  
 (916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # _____
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<b>PROJECT TITLE</b> Wildomar Crossroads Mixed Use Project (Planning Application No. 21-0145)			
LEAD AGENCY City of Wildomar		CONTACT PERSON Matthew C. Bassi, Planning Director	
STREET ADDRESS 23873 Clinton Keith Road, Suite 201		PHONE 951/677-7751, ext. 213	
CITY Wildomar	ZIP CODE 92595	COUNTY Riverside	

### PROJECT LOCATION

COUNTY Riverside	CITY/NEAREST COMMUNITY City of Wildomar		
CROSS STREETS Clinton Keith Road and Wildomar Trail	ZIP CODE 92595	TOTAL ACRES 9-ACRE	
ASSESSOR'S PARCEL NUMBER 376-410-015, -016, -017, and -021	SECTION N/A	TOWNSHIP N/A	RANGE N/A
WITHIN 2 MILES:			
STATE HIGHWAY NUMBER I-15	AIRPORTS	SCHOOLS Wildomar Elementary School, Donald Graham Elementary School, Ronald Reagan Elementary School, California Lutheran High School, Grace Christian School, Cornerstone Christian School, Sycamore Academy Charter School, Cole Canyon Elementary School, David A. Brown Middle School, E Hale Curran Elementary School, Anne Sullivan Preschool and Kindergarten.	
RAILWAYS None	WATERWAYS Murrieta Creek		

### DOCUMENT TYPE

<b>CEQA</b>	<input type="checkbox"/> NOP <input type="checkbox"/> Early Cons <input checked="" type="checkbox"/> MND/IS <input type="checkbox"/> Draft EIR	<input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.) _____ <input type="checkbox"/> Other	<b>NEPA</b>	<input type="checkbox"/> NOI <input type="checkbox"/> EA <input type="checkbox"/> Draft EIS <input type="checkbox"/> FONSI	<b>OTHER</b>	<input type="checkbox"/> Joint Document <input type="checkbox"/> Final Document <input type="checkbox"/> Other _____
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### LOCAL ACTION TYPE

<input type="checkbox"/> General Plan Update <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> General Plan Element <input type="checkbox"/> Community Plan	<input type="checkbox"/> Specific Plan Amendment <input type="checkbox"/> Master Plan <input type="checkbox"/> Planned Unit Development <input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Rezone <input type="checkbox"/> Prezone <input checked="" type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Annexation <input type="checkbox"/> Redevelopment <input type="checkbox"/> Coastal Permit <input type="checkbox"/> Other Zoning Ordinance Amendment
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### DEVELOPMENT TYPE

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office	Units <u>150</u> Sq. ft. _____ Acres _____	Acres _____ Employees _____	<input type="checkbox"/> Transportation <input type="checkbox"/> Mining <input type="checkbox"/> Waste Treatment <input type="checkbox"/> Hazardous Waste <input type="checkbox"/> Water Facilities <input type="checkbox"/> Power	Type _____ Mineral _____ Type _____ Type _____ Type _____ Type _____
<input checked="" type="checkbox"/> Shopping/Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Educational <input type="checkbox"/> Other (Meditation Retreat Center) <input checked="" type="checkbox"/> Recreational	Sq. ft. <u>35,422</u> Sq. ft. _____ Sq. ft. <u>3,728</u>	Acres _____ Employees <u>56</u>		MGD _____ Watts _____

### FUNDING

Federal \$ _____	State \$ _____	Total \$ _____
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### PROJECT ISSUES DISCUSSED IN DOCUMENT

<input checked="" type="checkbox"/> Aesthetic/Visual <input checked="" type="checkbox"/> Agricultural Land <input checked="" type="checkbox"/> Air Quality <input checked="" type="checkbox"/> Archaeological/Historical <input type="checkbox"/> Coastal Zone <input checked="" type="checkbox"/> Drainage/Absorption <input checked="" type="checkbox"/> Economic/Jobs <input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Flood Plain/Flooding <input checked="" type="checkbox"/> Forest Land/Fire Hazard <input checked="" type="checkbox"/> Geological/Seismic <input checked="" type="checkbox"/> Minerals <input checked="" type="checkbox"/> Noise <input checked="" type="checkbox"/> Population/Housing Balance <input checked="" type="checkbox"/> Public Services/Facilities <input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Schools/Universities <input type="checkbox"/> Septic Systems <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading <input checked="" type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Toxic/Hazardous <input checked="" type="checkbox"/> Traffic/Circulation <input checked="" type="checkbox"/> Vegetation <input checked="" type="checkbox"/> Water Quality	<input checked="" type="checkbox"/> Water Supply <input checked="" type="checkbox"/> Wetland/Riparian <input checked="" type="checkbox"/> Wildlife <input checked="" type="checkbox"/> Growth Inducing <input checked="" type="checkbox"/> Land Use <input checked="" type="checkbox"/> Cumulative Effects <input type="checkbox"/> Other _____
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**PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION:** Land Use: Business Park (BP); Zoning: C-O (Commercial Office)

The project site is located at the northwest intersection of Clinton Keith Road and Wildomar Trail on 24850-23980 Catt Road, and encompasses Assessor's Parcel Numbers 376-410-015, -016, -017, and -021. The proposed project would construct a 150-unit "gated" multi-family apartment community and a 3,728 square-foot club/fitness center. The project also proposes the construction of a 35,422 square-foot commercial retail center anchored by a Sprouts Grocery store, one multi-tenant retail building, two drive-through restaurants, and one drive-through coffee restaurant. Access to the residential portion of the site would be provided via two gated entrances/exits. Catt Road would be extended from Arya Road to function as a project driveway and one access point would be provided at the southwest corner of the site via this driveway. The other residential access point would be provided on the northeast corner of the project via Wildomar Trail and include an internal driving aisle that extends around the north and west perimeter of the project linking the two access points. The commercial portion would be accessible from three points along Wildomar Trail. The Catt Road driveway would extend into the commercial portion of the project as well, providing an additional entrance/exit.

**REVIEWING AGENCIES CHECKLIST**

- Resources Agency
- Boating & Waterways
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish and Wildlife
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks and Recreation
- Reclamation Board
- San Francisco Bay Conservation & Development Commission
- Water Resources

**Business, Transportation & Housing**

- Aeronautics
- California Highway Patrol
- CALTRANS District # 8
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture Health & Welfare
- Health Services \_\_\_\_\_

**State & Consumer Services**

- General Services

**Environmental Protection Agency**

- Air Resources Board
- California Department of Resources Recycling and Recovery (CalRecycle)
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 8
- Regional WQCB # 9 (San Diego Region)

**Youth & Adult Corrections**

- Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

**PUBLIC REVIEW PERIOD**

Starting Date: Wednesday, August 17, 2022

Ending Date: Thursday, September 15, 2022

Signature *Matthew Bassi*  
 Matthew C. Bassi, Planning Director  
 City of Wildomar Planning Department

Date: Wednesday, August 17, 2022

<p><b>Consultant:</b>                  Consulting Firm: <u>PlaceWorks</u>                  Address: <u>3 MacArthur Place, Suite 1100</u>                  City/State/Zip: <u>Santa Ana, CA 92707</u>                  Contact: <u>Mark Teague</u>                  Phone: <u>(714) 966-9220</u></p>
<p><b>Lead Agency:</b>                  Matthew C. Bassi, Planning Director                  City of Wildomar                  23837 Clinton Keith Road, Suite 201                  Wildomar, CA 92595                  Phone: (951) 677-7751</p>

<p><b>For SCH Use Only:</b></p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p><b>Clearance Date</b></p> <p>Notes:</p>
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